



1. List the provisions of the land use code that allows the proposal.

This proposal is allowable under Spokane Municipal Code § 17C.1101360 & § 17G.080.040.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

This proposal is consistent with the City of Spokane comprehensive plan designation of maintaining single family residential density, and consistent with the Pocket Residential Development intent to "Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas."

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The parcel being divided is currently served by, and is in close proximity of, all of the facilities listed in Spokane Municipal Code § 17D.010.010, to include sewer and water.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

An engineering site plan is not expected for this property. The parcel is of adequate size to be divided, and is rectangular in shape. Topography is flat in nature, with less than 2' in vertical difference. The terrain and landscaping is of a typical neighborhood, consisting of grass, bushes, trees, sidewalks, and fencing.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

No adverse impacts, interference, or significant effects are anticipated with the environment, neighboring property or the surrounding area with this proposal given its small nature.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare - No significant impact is anticipated.
- b. open spaces - Open spaces are not a part of this proposal.
- c. drainage ways - There are no existing or planned drainage ways on this property.
- d. streets, roads, alleys and other public ways - No right-of-way modifications or dedications anticipated.
- e. transit stops - The nearest STA stop is located 150± ft easterly, at Belt St and Rowan Ave.
- f. potable water supplies - Potable water is available on Rowan Ave.
- g. sanitary wastes - Sanitary sewer is available on Rowan Ave.
- h. parks, recreation and playgrounds - Loma Vista Park is located 0.16 miles northwesterly of proposal.
- i. schools and school grounds - Browne Elementary is located 0.90 miles southwesterly of proposal.
- j. sidewalks, pathways and other features that assure safe walking conditions  
- Sidewalks exist on the south and west boundaries of the proposal.

WALTER O. DALE  
PRESIDENT



# BENTHIN & ASSOCIATES

PROFESSIONAL LAND SURVEYING AND PLANNING

1004 NORTH ATLANTIC STREET • SPOKANE, WA. 99201-2209  
(509) 325-4529 • (FAX) 325-4520 • SURVEY@GPS-SURVEYOR.COM



SCOTT A. DALE  
SECRETARY

May 25, 2023

## MacGregor Short Plat Written Narrative:

This short plat is consistent with the City of Spokane's intent for residential infill development. This short plat meets the requirements, policies, and regulations for approval as stated in §17G.080.040 and §17G.060-3 of the Spokane Municipal Code.



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Two-lot short plat of Parcel 26362.1822, utilizing the Pocket Residential Development standards.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

2224 W Rowan Ave, Spokane, WA 99205

## APPLICANT

Name: Rob MacGregor

Address: 8924 E South Riverway Ave, Spokane Valley, WA 99212

Phone: (509)890-3861 Email: rwmacgregor@msn.com

## PROPERTY OWNER

Name: Rob MacGregor

Address: 8924 E South Riverway Ave, Spokane Valley, WA 99212

Phone: (509)890-3861 Email: rwmacgregor@msn.com

## AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Assessor's Parcel Numbers: 26362.1822

Legal Description of Site: Lot 22, Block 1, Western Second Addition, Vol. 1, Pg. 23

Size of Property: 10,556± Sq. Ft.

List Specific Permits Requested in this Application: N/A

**SUBMITTED BY:**

*[Handwritten signature]*

- Applicant
- Property Owner
- Property Purchaser
- Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, \_\_\_\_\_, owner of the above-described property, do hereby authorize \_\_\_\_\_ to represent me and my interests in all matters regarding this application.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SPOKANE )

On this 30th day of May, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Rob MacGregor to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Washington, residing at  
Spokane

**SUBDIVISION**

Issued By: CHICAGO TITLE INSURANCE COMPANY  
by its agent:



Guarantee/Certificate Number:

**6602301017**  
**Amendment 1: DD**

CHICAGO TITLE INSURANCE COMPANY, a corporation, herein called the Company,

**GUARANTEES**

Home Sales Spokane

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Ticor Title Company**  
**1330 N. Washington St., Ste. 3525**  
**Spokane, WA 99201**

Countersigned By:

Dana Freitas  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

CHICAGO TITLE INSURANCE COMPANY

ISSUING OFFICE:
Title Officer: Tyson Voelckers Ticor Title Company 1330 N. Washington St., Ste. 3525 Spokane, WA 99201 Phone: 509-227-7502 Main Phone: (509)327-2381 Email: Tyson.Voelckers@ticortitle.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$31.15

Effective Date: May 18, 2023 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Upper Left Holdings LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

Lot 22, Block 1, Western Second Addition, according to the plat thereof, recorded in Volume 1 of Plats, Page 23, records of Spokane County;

Situate in the City of Spokane, County of Spokane, State of Washington.

## SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year:

Year: 2023  
Tax Account No.: 26362.1822  
Assessed Total: \$272,200.00  
Location Code: 0010

## General and Special Taxes:

Billed: \$2,665.92  
Unpaid: \$2,665.92

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. Assessments, if any, levied by City of Spokane.
3. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$340,000.00  
Dated: March 18, 2022  
Trustor/Grantor: Upper Left Holdings LLC  
Trustee: Ford, Dalton & Mortensen PS  
Beneficiary: Manti Investments LLC, as to a 90% interest and TCF Properties LLC, as to a 10% interest  
Recording Date: March 21, 2022  
Recording No.: 7190892

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Western Second Addition:

Recording No: 819037A

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 20, 1948  
Recording No.: 828677A

END OF SCHEDULE B